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## SECTION E

### *Nonfarm Residential Construction*

Tables E 1-6 summarize National Bureau estimates, prepared by methods described in Chapter V. Detailed descriptions of the processes, together with discussions concerning the nature and limitations of the data and the methods of handling, are in the text and footnotes

of Part Two that describe methods of estimating construction, referred to above. Table E 7 was derived from Bureau of Labor Statistics building permit data, as part of the process of estimating value of residential construction (see Ch. V).

TABLE E 1

Dwelling Units Built by Type, Class of City, and Geographic Division, 1920-1936 (thousands of units)

	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936
<b>Total</b>	247	449	716	871	893	938	849	810	753	509	286	212	74	54	55	144	282
<b>A Type of Dwelling</b>																	
1-family	202	316	437	513	534	573	491	454	436	316	185	147	60*	39	42	111*	211*
2-family	24	70	146	175	173	157	117	99	78	51	28	21	7*	4	3	7*	12*
Apartments	21	63	133	183	186	208	241	257	239	142	73	44	7	11	10	26*	59*
<b>Total</b>	247	449	716	871	893	938	849	810	753	509	286	212	74	54	55	144	282
<b>B Class of City<sup>1</sup></b>																	
1 120 central cities	95	192	319	393	404	431	396	355	313	203	113	83	24	17	19	51	104
2 Environs: 2,500 and over	36	71	120	152	156	166	156	157	143	90	52	38	12	9	8	20	40
3 Environs: under 2,500	18	35	60	75	77	82	77	78	71	45	26	20	6	5	5	12	27
4 Total environs (2 + 3)	54	106	180	227	233	249	234	235	214	135	77	58	18	13	13	32	68
5 96 met. dist. (1 + 4)	150	299	499	620	637	680	629	590	528	338	190	140	42	31	33	83	172
6 Other urban	64	98	135	153	156	155	129	131	138	107	59	43	20	14	13	35	61
7 Total urban (5 + 6)	214	395	633	773	793	835	758	721	665	445	249	184	62	45	46	118	232
8 Rural nonfarm <sup>2</sup>	33	55	82	97	100	103	90	89	88	64	36	28	12	9	9	26	50
9 Total nonfarm (7 + 8)	247	449	716	871	893	938	849	810	753	509	286	212	74	54	55	144	282
<b>C Geographic Division</b>																	
New England	11	20	37	45	53	60	45	44	45	28	15	14	5	4	3	4	10
Mid. Atlantic	44	101	187	233	249	255	255	257	218	128	84	67	19	14	19	35	67
E. N. Central	50	74	134	181	191	192	186	178	180	110	37	19	5	3	4	17	37
W. N. Central	20	35	52	63	53	60	45	35	38	30	16	15	6	4	4	9	13
S. Atlantic	37	57	83	91	106	118	101	85	81	49	29	29	13	9	9	36	58
E. S. Central	8	19	29	37	42	46	39	37	39	24	12	6	3	2	2	6	20
W. S. Central	33	56	66	66	59	64	56	63	68	59	37	24	8	7	6	16	32
Mountain	6	13	17	15	17	20	14	14	14	8	6	2	1	1	1	3	6
Pacific	38	74	111	140	123	123	108	97	92	67	48	32	13	10	7	18	39

\* Revision of data published in *Bulletin 65*, Table 3.<sup>1</sup> Addition of some individual items differs from subtotals owing to rounding; see Table EM 10 for details.<sup>2</sup> Excludes rural towns and villages (under 2,500) and unincorporated areas in environs of metropolitan districts considered as urban.

TABLE E 2

Aggregate Value of Residential Construction by Class of City, 1920-1936 (millions of dollars)

	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936
<b>Total New Residential<sup>1</sup></b>	1,122	1,841	3,115	3,980	4,244	4,754	4,314	4,064	3,813	2,623	1,456	1,005	282	204	214	585	1,202
<b>Housekeeping Units by Class of City</b>																	
1 120 central cities	475	910	1,524	1,924	2,086	2,263	2,043	1,851	1,612	1,102	585	412	106	71	77	225	499
2 Environs: 2,500 and over	213	358	589	821	911	1,036	989	978	899	569	345	254	68	57	58	179	261
3 Environs: under 2,500	92	128	235	301	316	356	351	368	348	219	132	102	25	21	21	53	120
4 Total environs (2 + 3)	305	484	824	1,122	1,228	1,392	1,340	1,347	1,248	787	477	356	93	78	80	192	381
5 96 met. dist. (1 + 4)	780	1,394	2,348	3,046	3,314	3,655	3,383	3,198	2,859	1,889	1,063	768	199	149	157	417	881
6 Other urban	214	274	434	513	528	570	499	492	530	404	218	153	57	38	36	109	200
7 Total urban (5 + 6)	994	1,668	2,782	3,559	3,842	4,225	3,882	3,689	3,389	2,293	1,280	921	256	187	193	526	1,081
8 Rural nonfarm <sup>2</sup>	74	104	175	216	223	250	230	221	223	160	89	66	23	16	17	54	109
9 Total nonfarm (7 + 8)	1,068	1,771	2,956	3,775	4,065	4,475	4,112	3,910	3,613	2,453	1,369	987	279	203	210	580	1,191
<b>Nonhousekeeping Units</b>	54	70	157	206	179	279	202	154	200	171	86	17	3	2	3	5	11

<sup>1</sup> Addition of some individual items differs from subtotals owing to rounding; see Table EM 11 for details.<sup>2</sup> Excludes rural towns and villages (under 2,500) and unincorporated areas in environs of metropolitan districts considered as urban.

TABLE E 3

Dwelling Units Built, Number and Percentage Distribution by Type and Period, 1920-1936

Type of Dwelling	THOUSANDS OF UNITS				PERCENTAGE DISTRIBUTION			
	1920-24	1925-29	1930-36	1920-36	1920-24	1925-29	1930-36	1920-36
<b>Total</b>	3,176	3,859	1,107	8,142	100.0	100.0	100.0	100.0
1-family	2,002	2,270	795	5,067	63.0	58.8	71.8	62.2
2-family	588	502	82	1,172	18.5	13.0	7.4	14.4
Apartments	586	1,087	230	1,903	18.5	28.2	20.8	23.4

TABLE E 4

Dwelling Units Built, Number, Aggregate Value, and Percentage Distribution, by Class of City and Period, 1920-1936

	120 Central cities	Environs	Other urban	Rural nonfarm <sup>1</sup>	Total nonfarm
<b>1920-29</b>					
Number of units (thousands)	3,102	1,867	1,264	802	7,035
Percentage distribution	44.1	26.5	18.0	11.4	100.0
Aggregate value (millions of dollars)	15,789	10,077	4,457	1,876	32,199 <sup>2</sup>
Percentage distribution	49.0	31.3	13.9	5.8	100.0 <sup>2</sup>
<b>1930-36</b>					
Number of units (thousands)	411	279	245	172	1,107
Percentage distribution	37.1	25.2	22.1	15.6	100.0
Aggregate value (millions of dollars)	1,975	1,657	812	375	4,819 <sup>2</sup>
Percentage distribution	41.0	34.4	16.8	7.8	100.0 <sup>2</sup>
<b>1920-36</b>					
Number of units (thousands)	3,513	2,146	1,509	974	8,142
Percentage distribution	43.1	26.4	18.5	12.0	100.0
Aggregate value (millions of dollars)	17,764	11,734	5,269	2,251	37,018 <sup>2</sup>
Percentage distribution	48.0	31.7	14.2	6.1	100.0 <sup>2</sup>

<sup>1</sup>Excludes rural towns and villages (under 2,500) and unincorporated areas in environs of metropolitan districts considered as urban.

<sup>2</sup>Housekeeping units only.

TABLE E 5

Dwelling Units Built, Number and Percentage Distribution by Geographic Division and Period, 1920-1936

	N U M B E R (thousands of units)			P E R C E N T A G E   D I S T R I B U T I O N		
	1920-29	1930-36	1920-36	1920-29	1930-36	1920-36
United States	7,035	1,107	8,142	100.0	100.0	100.0
New England	388	55	443	5.5	5.0	5.4
Mid. Atlantic	1,927	305	2,232	27.4	27.6	27.4
E. N. Central	1,456	122	1,578	20.7	11.0	19.4
W. N. Central	429	67	496	6.1	6.1	6.1
S. Atlantic	808	183	991	11.5	16.5	12.2
E. S. Central	320	51	371	4.6	4.6	4.6
W. S. Central	590	130	720	8.4	11.7	8.8
Mountain	144	27	171	2.0	2.4	2.1
Pacific	973	167	1,140	13.8	15.1	14.0

TABLE E 6

Increase in Number of Families and Dwelling Units Built by Decades, 1890-1929 (thousands)

	1890-99	1900-09	1910-19	1920-29
Increase in number of nonfarm families	2,262	3,445	4,109	5,541
Number of new nonfarm dwelling units built	2,417	3,952	3,890	7,035

TABLE E 7

1-Family Dwellings for which Building Permits were issued, Average Cost (dollars), 257 Cities by Geographic Division and Class of City, 1920-1936<sup>1</sup>

		1920		1921		1922		1923		1924		1925		1926		1927		1928		1929		1930		1931		1932		1933		1934		1935		1936
113 Central cities <sup>2</sup>		(108)	4,301	(113)	3,755		4,082	4,110	4,326	4,624	4,714	4,809	4,896	4,915	4,936	4,757	3,930	3,755	4,037	4,218	4,439													
13 New England	(13)	4,612		3,980	5,313	5,616	5,949	6,009	6,096	6,122	6,398	6,350	6,170	5,615	4,677	4,515	5,098	4,780	4,676															
27 Mid. Atlantic	(26)	5,788		5,373	5,308	5,527	5,561	5,642	5,751	5,661	5,566	5,656	5,602	5,572	4,532	4,252	4,140	3,969	4,147															
21 E. N. Central	(21)	4,396		4,322	4,199	4,312	4,763	4,861	5,054	5,141	5,461	5,463	5,591	5,409	4,868	5,148	5,941	5,752	6,050															
11 W. N. Central	(11)	3,707		3,397	3,708	3,542	3,634	3,782	4,036	4,105	4,257	4,206	4,290	4,168	3,736	3,574	3,456	4,141	4,269															
14 S. Atlantic	(12)	4,865		4,597	4,762	4,680	4,652	4,908	4,541	4,502	4,975	5,241	5,295	5,210	4,737	4,226	4,966	4,921	4,954															
6 E. S. Central	(6)	4,210		3,170	3,585	2,691	2,742	3,770	3,493	3,754	3,638	3,649	3,629	3,320	2,597	2,593	2,188	3,198	3,099															
9 W. S. Central	(8)	3,791		2,851	2,884	3,029	3,024	3,274	3,638	3,814	3,802	3,701	4,063	3,943	2,393	2,200	2,866	3,117	3,283															
2 Mountain	(2)	4,383		3,004	3,576	3,204	3,821	3,936	4,354	4,699	4,873	4,830	5,035	4,183	4,732	4,257	4,510	4,962	4,589															
10 Pacific	(9)	3,161		2,568	2,880	2,909	3,145	3,400	3,690	3,886	3,924	4,087	3,881	3,747	3,191	3,216	3,243	3,696	3,930															
64 Satellite cities		(35)	6,773	(64)	4,771		5,183	5,273	5,399	5,695	5,972	6,239	6,471	6,429	6,779	6,784	5,312	5,625	5,840	5,754	5,785													
24 New England	(18)	5,982		4,676	5,823	5,972	6,079	6,408	6,374	6,485	6,958	7,187	7,085	6,283	5,388	6,004	6,238	6,214	6,599															
21 Mid. Atlantic	(12)	8,936		6,475	6,562	6,672	7,017	6,660	7,065	7,543	8,665	9,076	9,401	8,990	6,712	6,997	6,722	6,891	6,991															
14 E. N. Central	(4)	5,349		4,970	5,214	5,235	4,921	5,587	5,657	5,897	5,360	4,892	5,810	6,036	5,165	4,460	6,117	5,300	5,844															
W. N. Central		.....		.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....															
S. Atlantic		.....		.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....															
1 E. S. Central	(1)	2,308		3,007	3,110	3,500	4,500	4,000	3,100	3,091	3,395	3,195	3,760	3,732	4,130	1,500	3,000	3,000	3,455															
W. S. Central		.....		.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....															
Mountain		.....		.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....															
4 Pacific		.....		3,511	3,307	3,592	3,681	3,777	4,499	4,449	4,426	4,488	4,386	4,649	3,636	3,493	3,771	4,380	4,219															
80 Other urban		(44)	3,456	(79)	2,946	(80)	3,323	3,454	3,484	3,794	3,973	3,864	3,969	3,901	3,820	3,669	3,004	2,804	2,816	3,224	3,410													
6 New England	(4)	3,088		3,139	3,751	4,475	4,384	4,828	5,372	5,258	5,107	5,497	4,641	4,335	3,829	3,471	3,264	2,711	3,413															
7 Mid. Atlantic	(3)	4,644		4,677	5,013	4,728	4,912	5,768	6,463	5,907	5,842	6,842	7,468	6,269	4,881	4,567	4,720	4,256	4,840															
33 E. N. Central	(17)	3,418		3,060	3,704	3,579	3,597	3,902	3,952	3,980	4,376	4,162	4,089	4,020	3,482	2,860	3,001	3,944	3,644															
8 W. N. Central	(6)	4,240		3,305	3,595	3,607	3,642	3,907	3,977	3,996	4,080	3,899	3,865	3,561	2,889	2,539	2,600	3,175	3,063															
13 S. Atlantic	(6)	3,187		2,988	2,942	3,157	3,383	3,593	3,942	3,783	4,002	3,481	3,606	3,337	2,745	2,966	2,851	3,103	3,530															
4 E. S. Central	(3)	2,535	(3)	2,157	2,961	3,332	2,532	2,976	3,730	2,960	2,276	2,540	2,143	2,226	1,297	1,810	1,907	2,184	2,342															
3 W. S. Central	(2)	3,616		2,724	3,156	2,578	2,501	2,625	3,087	3,431	3,077	3,004	2,780	2,438	1,778	1,316	1,945	2,635	3,215															
5 Mountain	(2)	1,818		2,055	1,518	2,759	2,467	2,867	3,088	2,851	3,011	3,116	2,832	3,098	2,810	2,864	1,851	2,987	3,296															
1 Pacific	(1)	3,264		1,964	4,033	3,943	3,836	4,374	3,933	3,747	3,627	4,127	4,368	4,438	3,528	2,457	2,851	3,448	4,102															
257 cities <sup>3</sup>		(187)	4,316	(256)	3,811	(257)	4,088	4,132	4,328	4,591	4,752	4,835	4,938	4,934	4,993	4,834	3,943	3,836	4,062	4,227	4,432													
43 New England	(35)	4,918		4,161	5,343	5,658	5,829	6,102	6,174	6,246	6,609	6,714	6,462	5,797	4,859	5,064	5,423	5,379	5,534															
55 Mid. Atlantic	(41)	5,994		5,465	5,405	5,606	5,667	5,732	5,876	5,838	5,868	6,051	6,206	5,951	4,775	4,592	4,374	4,201	4,377															
68 E. N. Central	(42)	4,296		4,144	4,210	4,274	4,586	4,764	4,938	5,000	5,263	5,179	5,331	5,199	4,589	4,638	5,388	5,456	5,687															
19 W. N. Central	(17)	3,781		3,383	3,691	3,552	3,636	3,799	4,028	4,087	4,226	4,149	4,210	4,052	3,581	3,392	3,262	3,926	4,014															
27 S. Atlantic	(18)	4,586		4,233	4,376	4,365	4,446	4,727	4,437	4,343	4,716	4,857	4,981	4,976	4,431	3,962	4,642	4,579	4,661															
11 E. S. Central	(10)	3,910		3,112	3,517	2,742	2,788	3,723	3,489	3,624	3,343	3,381	3,299	3,011	2,273	2,417	2,136	2,991	2,946															
12 W. S. Central	(10)	3,767		2,837	2,920	2,969	2,962	3,218	3,603	3,786	3,745	3,646	4,004	3,841	2,316	2,085	2,774	3,079	3,277															
7 Mountain	(4)	4,014		2,678	2,876	3,104	3,504	3,662	3,937	4,038	4,114	4,126	4,028	3,883	4,279	4,013	3,934	4,506	4,231															
15 Pacific	(10)	3,163		2,662	2,931	2,987	3,228	3,444	2,874	3,933	3,977	4,144	3,948	3,830	3,233	3,238	3,284	3,758	3,959															

Source of basic data: Bureau of Labor Statistics

<sup>1</sup>Figures in parentheses represent number of cities for which building permit data were reported in designated year.<sup>2</sup>Except for 1920-21 as noted.<sup>3</sup>Since these averages incorporate several revisions of basic data, they agree with data previously published for 257 cities in 1930-32 and 1935-36 alone; see *Statistics of Building Construction* (Bureau of Labor Statistics Bulletin 650, 1938), p. 8.

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